

KANAB PLANNING COMMISSION MEETING

APRIL 7, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Stuart Allan, Arlon Chamberlain, Byard Kershaw, Mike Downward, Jeff Yates, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and secretary Katherine Ohlwiler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Joan Thacher made a motion to approve the minutes of March 17, 2015 with the amended change. Stuart Allan 2nd the motion. Motion passed unanimously.

PUBLIC COMMENT: Victor Sandonato expressed his feelings about downtown Kanab. He said we need to remember what Kanab has and that our downtown is a very difficult place to do business. Things are changing at lightning speed and he would like to use his property more effectively. He explained that if a person has a piece of property they should be able to make some money off of it.

PUBLIC HEARING POSSIBLE ADDITION OF HOSTEL TO KANAB CITY LAND USE ORDINANCE CHAPTERS 20 & 21 (AND ANY RELATED CHAPTERS): Byard Kershaw made a motion to go in and out of public hearing at the call of the Chair. Mike Downward 2nd the motion. Motion passed unanimously.

Joan Michelsen explained that a lot of people come to Kanab to stay for the summer and work. So The Cowboy Bunkhouse would be a place for people to sleep and keep their stuff. Also they would have access to a kitchen to keep their costs down and meet their dietary needs on their own. The Bunkhouse is to service people who are trying to make a living but don't want to pay a high price.

Lynette Foster expressed that Kanab has a housing crisis. The Cowboy Bunkhouse is exactly what Kanab needs. On her properties, she doesn't rent less than six months to a year. The Cowboy Bunkhouse would fill the need for a short term stay establishment.

Tom Dooley explained that hostels take on a lot of characteristics. Amongst the group of neighbors, they have concerns about the type of people The Cowboy Bunkhouse will attract. He and a group of neighbors have concerns on what the Bunkhouse will become down the road.

Levi Roberts said that The Cowboy Bunkhouse is in the C-3 zone and in that zone hotels are permitted.

Linda Little expressed parking concerns for the Bunkhouse.

Dale Clarkson said that what the owners of The Cowboy Bunkhouse are doing is a marvelous thing for the community and whether the matrix needs to be changed or whether it's fine like it is he hopes that the Planning Commission sees that so the properties are being utilized.

Joan Michelsen expressed that she has worked with the Boy Scouts and Girl Scouts and she would like her property to be affiliated with Hostels International. She also explained that guests will sign an agreement to follow the guidelines and rules for The Cowboy Bunkhouse during their stay. She also expressed that the property will have thirty-two off street parking spaces.

Linda Little understands the need for The Cowboy Bunkhouse but she hopes that the Planning Commission sees the need for her to protect her home.

OUT OF PUBLIC HEARING

CONSIDER ADDING HOSTEL AS A USE TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 20 (AND ANY RELATED CHAPTERS): Stuart Allan made a motion to not consider adding hostel as a use to the Kanab Land Use Ordinance at this time. Byard Kershaw 2nd the motion. Motion passed unanimously.

PUBLIC HEARING: No public comment.

OUT OF PUBLIC HEARING

ADDING APARTMENTS AS A USE IN THE C-1 ZONE OF THE KANAB CITY LAND USE ORDINANCE CHAPTER 20 (AND ANY RELATED CHAPTERS): The staff recommendation was that the Planning Commission recommend to the City Council amendments to the Land Use Ordinance to add multi-family dwellings in commercial zones. Kent Burggraaf read aloud the Mayor's opinion via email where he explained that he didn't have a problem with multi-family units within the C-1 zone as long as the units weren't mixed with commercial units. He continued on saying that the problem we have with this request is that you'd have commercial units mixed with family units, it would be poor planning on our part and we'd begin to receive calls complaining about the families neighboring with commercial businesses. He finished by stating that these uses are not compatible, one or the other use but not both.

PUBLIC HEARING: Dale Clarkson expressed that in America land ownership is a good thing and sometimes we forget the owners and think that zoning is more important than the economy. He thinks we need to look at the economy of the thing and to have the building sitting there vacant for fear of someone complaining about the noise next door. We can't prejudge some kind of little aggravation that may happen between an architect's office or somebody's bedroom. He thinks we're forgetting that land owners should have the opportunity to earn some money to provide them with the best use and economic return on their investment.

OUT OF PUBLIC HEARING

Jeff Yates made a motion to notice that they are changing the definition of commercial /residential mixed in the ordinance. Mike Downward 2nd the motion. Motion passed unanimously.

PUBLIC HEARING AMENDMENT TO PLAT KANAB CREEK RANCHOS LOTS 287 & 288: Mike Downward recuse himself. Tom Avant explained that the garage the previous owner had built crosses the property land by two and a half feet.

OUT OF PUBLIC HEARING

Jeff Yates made a motion to recommend to City Council to approve and amend the plat contingent upon City Engineer's approval. Stuart Allan 2nd the motion. Motion passed unanimously.

STAFF REPORT: Levi Roberts mentioned looking at categorizing the uses in the ordinance and broadening their definitions.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: None

Jeff Yates made a motion to adjourn.

Chairman

Date